

**ORDINANCE NO. 11-24**

ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA AUTHORIZING THE MAYOR AND THE CITY CLERK, AS ATTESTING WITNESS, ON BEHALF OF THE CITY, TO ENTER INTO A LEASE AGREEMENT BETWEEN THE CITY, AS LANDLORD, AND COMMUNITY COALITION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AS TENANT, FOR OFFICE SPACE, ROOMS 201, 202, 203, 204 AND 205, WITHIN THE BLANCHE MORTON NEIGHBORHOOD CENTER, LOCATED AT 300 EAST 1 AVENUE, HIALEAH, FLORIDA, FOR A PERIOD OF ONE YEAR, COMMENCING ON MARCH 1, 2011 AND ENDING ON FEBRUARY 29, 2012, FOR AN ANNUAL AMOUNT OF \$11,477.02 PAYABLE IN EQUAL MONTHLY BASE RENTAL PAYMENTS PLUS TELEPHONE CHARGES, WITH TWO SUCCESSIVE ANNUAL RENEWALS, WITH A 5% RENTAL INCREASE FOR EACH YEAR RENEWED, IN THE LEASE FORM AS ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "1"; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City desires to renew a lease agreement at the Blanche Morton Neighborhood Service Center with Community Coalition, Inc.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, THAT:

**Section 1:** The City of Hialeah, Florida hereby authorize the Mayor and the City Clerk, as attesting witness, on behalf of the City, to enter into a lease agreement between the City of Hialeah, as landlord, and Community Coalition, Inc., a Florida not-for-profit corporation, as tenant, for office space, Rooms 201, 202, 203, 204 and 205, within the Blanche Morton Neighborhood Center, located at 300 East 1 Avenue, Hialeah,

Florida, for a period of one year, commencing on March 1, 2011 and ending on February 29, 2012, for an annual amount of \$11,477.02, payable in equal monthly base rental payments plus telephone charges, with two successive annual renewals with a 5% rental increase for each year renewed, in the lease form as attached hereto and made a part hereof as Exhibit "1".

**Section 2: Penalties.**

Every person violating any provision of the Code or any ordinance, rule or regulation adopted or issued in pursuance thereof shall be assessed a civil penalty not to exceed \$500.00 within the discretion of the court or administrative tribunal having jurisdiction. Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense. In addition to the penalty prescribed above, the city may pursue other remedies such as abatement of nuisance, injunctive relief, administrative adjudication and revocation or suspension of licenses or permits.

**Section 3: Severability Clause.**

If any phrase, clause, sentence, paragraph or section of this ordinance shall be declared invalid or unconstitutional by the judgment or decree of a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance.

**Section 4: Effective Date.**

This ordinance shall become effective when passed by the City Council of the City of Hialeah, Florida and signed by the Mayor of the City of Hialeah, Florida or at the next regularly scheduled City Council meeting, if the Mayor's signature is withheld or if

the City Council overrides the Mayor's veto.

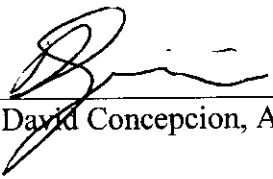
PASSED AND ADOPTED this 10th day of May, 2011.

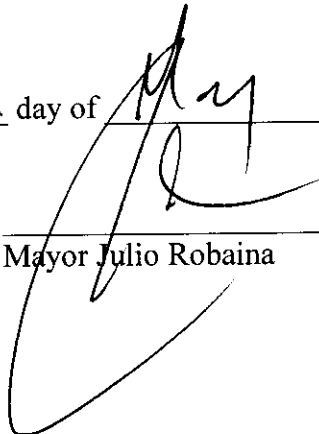
THE FOREGOING ORDINANCE  
OF THE CITY OF HIALEAH WAS  
PUBLISHED IN ACCORDANCE  
WITH THE PROVISIONS OF  
FLORIDA STATUTE 166.041  
PRIOR TO FINAL READING.

  
\_\_\_\_\_  
Carlos Hernandez  
Council President

Attest:

Approved on this 17 day of May, 2011.

  
\_\_\_\_\_  
David Concepcion, Acting City Clerk

  
\_\_\_\_\_  
Mayor Julio Robaina

Approved as to form and legal sufficiency:

  
\_\_\_\_\_  
William M. Grodnick, City Attorney

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Ordinance was adopted by a unanimous vote with Councilmembers, Caragol, Casals-Muñoz, Cue-Fuente, Garcia-Martinez, Gonzalez, Hernandez, and Yedra voting "Yes".